

**Grantee: Nevada**

**Grant: B-08-DN-32-0001**

**October 1, 2014 thru December 31, 2014 Performance Report**

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**Grant Number:**

B-08-DN-32-0001

**Obligation Date:****Award Date:****Grantee Name:**

Nevada

**Contract End Date:****Review by HUD:**

Original - In Progress

**Grant Award Amount:**

\$24,287,240.00

**Grant Status:**

Active

**QPR Contact:**

Debra J. Parra

**LOCCS Authorized Amount:**

\$24,287,240.00

**Estimated PI/RL Funds:**

\$8,000,000.00

**Total Budget:**

\$32,287,240.00

## Disasters:

**Declaration Number**

NSP

## Narratives

**Areas of Greatest Need:**

The State of Nevada selected five counties as having the greatest need. Those were Clark County, Washoe County, Nye County, Douglas County and Lyon County. Within Clark County there are three jurisdictions administering their own programs. Those being the City of Henderson, City of Las Vegas and Clark County. The State has set up each activity in DRGR which shows the greatest need broken down by zip code. The State developed its coding system in the following manner. CL and NLV are Clark County activities, LV are activities in the City of Las Vegas, HE are activities in the City of Henderson, WA are activities in Washoe County, LY are activities in Lyon County, DO are activities in Douglas County, NY are activities in Nye County and NH are the activities Nevada Housing Division is administering.

**Distribution and and Uses of Funds:**

The States distribution of funds is as follows:

,  
Administration: \$388,306.86

,  
Clark County: \$10,277,241

,  
Las Vegas: \$5,920,045

,  
Henderson: \$842,186

,  
Washoe County: \$4,650,801

,  
Nye County: \$710,714

,  
Lyon County: \$1,059,424

,  
Douglas County: \$288,522

,  
Nevada Housing Division: \$150,000

,  
The allocations listed above will change and will be reflected in each of the budgeted activities. Budget and activity amounts will change due to the receipt of program income which will be used for future NSP eligible activities. The changes will be reflected in corresponding budgets and activities.

**Definitions and Descriptions:**

Blighted - A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety and public welfare.

,  
Affordable Rents - follow the HOME program standards at 24 CFR 92.252 (a), (c), (e), and (f). Affordable rents for units designated for households with incomes below 50% of AMI will be no more than 30% of 50% of AMI (Low-HOME rents), adjusted for unit size. Such rents



may be increased annually after HUD updates fair market rents and median incomes.

Continued affordability - will be in accordance with the HOME program standards at 24 CFR 92.252 (a), (c), (e), and (f) for rental properties and 24CFR 92.254 for homeownership housing.

Housing Rehabilitation Standards - require that all buildings assisted with NSP funds be brought to local code, that required building permits be obtained and that appropriate inspections be performed.

Low-Income Targeting - Individuals and families that have incomes at or below 50% of median income.

#### Low Income Targeting:

Each jurisdiction is required to spend at least 25% of its NSP allocation and program income received on families at or below 50% of median income. The jurisdictions have surpassed the 25% of funds committed to activities that will house families at or below 50% of median income. Each activity above describes the income of the families they will be serving.

#### Acquisition and Relocation:

Jurisdictions have a policy not to purchase homes that have tenants. If by chance one was purchased with a tenant, all Uniform Relocation Act regulations will be adhered to and the tenants would be protected.

#### Public Comment:

The State published a Notice for Public Comments on the Plan in all major newspapers in the State along with the smaller local newspapers of the Counties that the NSP program would be administered. The State also published all public notices on Nevada Housing Division's website. No Public Comments were received.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$30,659,770.98
Total Budget	\$184,517.68	\$30,659,770.98
Total Obligated	\$195,952.66	\$30,659,769.94
Total Funds Drawdown	\$147,984.71	\$29,365,120.92
Program Funds Drawdown	\$0.00	\$22,410,760.48
Program Income Drawdown	\$147,984.71	\$6,954,360.44
Program Income Received	\$164,691.29	\$8,036,300.97
Total Funds Expended	\$147,984.71	\$29,365,120.92
Match Contributed	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$3,643,086.00	\$0.00
Limit on Admin/Planning	\$2,428,724.00	\$332,016.85
Limit on State Admin	\$0.00	\$332,016.85

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
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## Overall Progress Narrative:

The Nevada Housing Division continues to work with its recipients to ensure that the NSP 1 program continues to fund eligible activities and expend the remaining NSP 1 funds. This quarter the City of Las Vegas rented its last three homes in its acquisition/rehab/rental program. They were able to rent the homes to low income families. The City will continue to try and find more NSP eligible properties. Rural Nevada Development Corporation was able to assist one family with homeowner assistance this quarter. Clark County is in the process of selecting new eligible NSP 1 activities. As soon as they have decided on what activities to fund, the Division execute a substantial amendment showing the new additions to their program. As of this date, the type of activities that have been completed are listed below:

Down Payment Assistance - 85

Acquisition/Rehabilitation/Resale of Single Family Homes - 84

Acquisition/Rehabilitation/Rental of Single Family Homes - 82

Multi-Family New Construction 18

This brings the total of completed units to 269. There are four units that are not completed yet. The City of Las Vegas is working diligently on getting these four homes sold.

Of the completed households, 117 are low-income households.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NV-0001-AD, ADMINISTRATION	\$0.00	\$388,306.86	\$190,555.12
NV-0002-CL, CLARK COUNTY	\$0.00	\$12,479,960.93	\$8,794,007.92
NV-0003-LV, CITY OF LAS VEGAS	\$0.00	\$10,091,510.40	\$5,632,408.52
NV-0004-HE, CITY OF HENDERSON	\$0.00	\$1,017,500.61	\$842,186.82
NV-0005-WA, WASHOE COUNTY COUNTIES	\$0.00	\$5,595,745.50	\$4,650,801.11
NV-0006-NY, NYE COUNTY PROJECTS	\$0.00	\$958,770.29	\$802,855.51
NV-0007-LY, LYON COUNTY	\$0.00	\$1,082,673.38	\$1,059,423.84
NV-0008-DO, DOUGLAS COUNTY PROJECTS	\$0.00	\$288,521.64	\$288,521.64
NV-0009-NH, NHD Project	\$0.00	\$150,000.00	\$150,000.00

## Activities

**Project # / Title:** NV-0001-AD / ADMINISTRATION

**Grantee Activity Number:** NV-0001-NY6

**Activity Title:** ADMINISTRATION-NYE

**Activity Category:**

Administration

**Project Number:**

NV-0001-AD

**Projected Start Date:**

03/11/2009

**Benefit Type:**

N/A

**National Objective:**

N/A

**Program Income Account:**

RNDC- PROGRAM INCOME

**Activity Status:**

Under Way

**Project Title:**

ADMINISTRATION

**Projected End Date:**

03/31/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

RURAL NEVADA DEVELOPMENT CORPORATION

**Overall**

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2014**

N/A

**To Date**

\$60,903.50

**Total Budget**

\$0.00

\$60,903.50

**Total Obligated**

\$0.00

\$60,903.50

**Total Funds Drawdown**

\$2,590.00

\$53,002.00

**Program Funds Drawdown**

\$0.00

\$46,607.00

**Program Income Drawdown**

\$2,590.00

\$6,395.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$2,590.00

\$53,002.00

RURAL NEVADA DEVELOPMENT CORPORATION

\$2,590.00

\$53,002.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Administrative funds to be used by Nye County.

**Location Description:**

Nye County

**Activity Progress Narrative:**

Rural Nevada Development Corporation expended \$2,590.00 in administrative funds this quarter for expenses relating to the NSP 3 program.

## Accomplishments Performance Measures

No Accomplishments Performance Measures found.

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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**Project # / Title:** NV-0003-LV / CITY OF LAS VEGAS

**Grantee Activity Number:** NV-0003-LV1

**Activity Title:** Homebuyer Assistance-HAP2

**Activity Category:**

Rehabilitation/reconstruction of other non-residential structures

**Project Number:**

NV-0003-LV

**Projected Start Date:**

03/11/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Program Income Account:**

CITY OF LAS VEGAS

**Activity Status:**

Under Way

**Project Title:**

CITY OF LAS VEGAS

**Projected End Date:**

03/31/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

CITY OF LAS VEGAS

### Overall

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2014**

N/A

**To Date**

\$6,841,979.62

**Total Budget**

\$0.00

\$6,841,979.62

**Total Obligated**

\$0.00

\$6,841,979.62

**Total Funds Drawdown**

\$31,366.00

\$6,713,283.41

**Program Funds Drawdown**

\$0.00

\$4,046,261.34



<b>Program Income Drawdown</b>	\$31,366.00	\$2,667,022.07
<b>Program Income Received</b>	\$136,736.50	\$4,308,201.99
<b>Total Funds Expended</b>	\$31,366.00	\$6,713,283.41
CITY OF LAS VEGAS	\$31,366.00	\$6,713,283.41
<b>Match Contributed</b>	\$0.00	\$0.00

### Activity Description:

The Homebuyer Assistance First Look Program (HAP2) will make city purchased abandoned or foreclosed homes available for direct sale to low-, moderate-, and middle-income persons to reverse the trend towards disinvestment and deterioration of properties and property values within targeted neighborhoods. The City will rehabilitate the homes and then sell them to eligible households. Eligible households will receive up to \$50,000 for mortgage buy downs and/or down payment assistance and/or closing costs. It is anticipated that, on average, each household will require \$30,000 in assistance.

Income qualified households will attain homeownership through fixed rate mortgages at an affordable monthly payment. The household must invest a minimum of \$1,500 of personal funds or the equivalent of 3.5% of the home sales price with FHA financing rules if the home purchased is to be financed through FHA. This program will serve households up to 120% of AMI and is not designed to serve households with incomes below 50% AMI.

### Location Description:

The program will be offered in the following zip codes: 89108, 89110, 89131, 89129, 89128, 89117, 89101, 89104, and 89107. These zip codes have been identified as areas of greatest need.

### Activity Progress Narrative:

They City of Las Vegas expended \$31,366 dollars on rehabilitation costs incurred this quarter on their four homes that are not complete. The City is hoping to sell the four homes to eligible NSP 3 buyers in the near future.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	38/30
# of Singlefamily Units	0	38/30

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	15/15	38/30	39.47
# Owner Households	0	0	0	0/0	15/15	38/30	39.47

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found  
Total Other Funding Sources

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<b>Grantee Activity Number:</b>	<b>NV-0003-LV3</b>
<b>Activity Title:</b>	<b>Scattered Site Housing for Low-Income below 50%</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

NV-0003-LV

**Project Title:**

CITY OF LAS VEGAS

**Projected Start Date:**

03/11/2009

**Projected End Date:**

03/31/2014

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

CITY OF LAS VEGAS

**Program Income Account:**

CITY OF LAS VEGAS

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2014</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,249,530.78
<b>Total Budget</b>	\$184,517.68	\$3,249,530.78
<b>Total Obligated</b>	\$184,517.68	\$3,249,530.78
<b>Total Funds Drawdown</b>	\$91,034.71	\$3,028,473.63
<b>Program Funds Drawdown</b>	\$0.00	\$1,586,147.18
<b>Program Income Drawdown</b>	\$91,034.71	\$1,442,326.45
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$91,034.71	\$3,028,473.63
CITY OF LAS VEGAS	\$91,034.71	\$3,028,473.63
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

The City of Las Vegas will acquire and, if necessary, rehabilitate homes for use as affordable rental properties. The City has partnered with Affordable Housing, Inc which is a subsidiary of the Southern Nevada Regional Housing Authority to manage the units. Units will be made available to households earning at or below 50% of area median income including persons who have completed case management and progressed toward self sufficiency.

**Location Description:**

The program will be offered in the following zip codes: 89108, 89110, 89131, 89129, 89128, 89117, 89101, 89104, and 89107. These zip codes have been identified as areas of greatest need.

**Activity Progress Narrative:**

The City of Las Vegas expended \$91,034.71 in rehabilitation costs to their single family homes that were rented to eligible NSP 3 low income families. This quarter the City rented the last three homes that they have purchased and rehabilitated. The City will look to acquire more NSP 3 eligible properties, however, eligible homes are getting very difficult to find.

**Accomplishments Performance Measures**

**This Report Period**  
**Total**

**Cumulative Actual Total / Expected**  
**Total**



# of Properties	3	16/8
# ELI Households (0-30% AMI)	0	3/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	3	16/8
# of Singlefamily Units	3	16/8

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	3	0	3	16/8	0/0	16/8	100.00
# Renter Households	3	0	3	16/8	0/0	16/8	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
4925 Buckskin Mare	Las Vegas		Nevada	89131-5506	Not Validated / N
8204 Moradi	Las Vegas		Nevada	89131-4513	Not Validated / N
8720 Texas Ranger	Las Vegas		Nevada	89129-7200	Not Validated / N

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

**Project # / Title:** NV-0004-HE / CITY OF HENDERSON

**Grantee Activity Number:** NV-0004-HE1  
**Activity Title:** Homebuyer Assistance Program (HAP)

**Activitiy Category:** Rehabilitation/reconstruction of residential structures  
**Activity Status:** Completed  
**Project Number:** NV-0004-HE  
**Project Title:** CITY OF HENDERSON



**Projected Start Date:**

03/11/2009

**Projected End Date:**

03/31/2014

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LMMI

**Responsible Organization:**

CITY OF HENDERSON

**Overall****Total Projected Budget from All Sources****Oct 1 thru Dec 31, 2014**

N/A

**To Date**

\$137,900.70

**Total Budget**

\$0.00

\$137,900.70

**Total Obligated**

\$0.00

\$137,900.70

**Total Funds Drawdown**

\$0.00

\$137,900.70

**Program Funds Drawdown**

\$0.00

\$137,900.70

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$137,900.70

CITY OF HENDERSON

\$0.00

\$137,900.70

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

This activity will allow qualified home buyers with incomes which do not exceed 120% of Area Median Income (AMI) to purchase an abandoned or foreclosed upon home, and rehabilitate the home if necessary, provided the home is located in the areas of greatest need described in Section A of this Amendment. Since these are abandoned or foreclosed upon homes in the areas of greatest need, this activity will serve to stabilize the neighborhood. It is not primarily intended that this activity will be used to address those income qualified persons below 50% AMI, however there may be a small percentage of potential buyers who fall within this income category.

**Location Description:**

Zip codes 89011, 89014 89015

City of Henderson's NSP Website:

[http://www.cityofhenderson.com/neighborhood\\_services/docs/NSP%20Substantial%20Amendment.pdf](http://www.cityofhenderson.com/neighborhood_services/docs/NSP%20Substantial%20Amendment.pdf)**Activity Progress Narrative:**

This activity is complete.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/4
# of Singlefamily Units	0	3/4

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	2/3	3/4	66.67
# Owner Households	0	0	0	0/0	2/3	3/4	66.67

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>NV-0004-HE2</b>
<b>Activity Title:</b>	<b>Purchase and Rehabilitation</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NV-0004-HE

**Projected Start Date:**

03/11/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Program Income Account:**

HENDERSON PROGRAM INCOME

**Activity Status:**

Completed

**Project Title:**

CITY OF HENDERSON

**Projected End Date:**

03/13/2013

**Completed Activity Actual End Date:****Responsible Organization:**

CITY OF HENDERSON

**Overall****Total Projected Budget from All Sources****Oct 1 thru Dec 31, 2014**

N/A

**To Date**

\$513,683.70

**Total Budget**

\$0.00

\$513,683.70

**Total Obligated**

\$0.00

\$513,683.66

**Total Funds Drawdown**

\$0.00

\$513,683.66

**Program Funds Drawdown**

\$0.00

\$463,889.00

**Program Income Drawdown**

\$0.00

\$49,794.66

**Program Income Received**

\$0.00

\$220,253.25

**Total Funds Expended**

\$0.00

\$513,683.66

CITY OF HENDERSON

\$0.00

\$513,683.66

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

This activity will allow the City of Henderson to provide funding to qualified community based nonprofits to purchase and rehabilitate homes. The nonprofit would be selected as a result of an RFQ or RFP process. The nonprofit can sell acquired homes directly to qualified homebuyers or lease with intent to purchase. NSP funds will be restricted to use in identified priority "greatest need" census tracts as identified in Section A. Since these are abandoned or foreclosed upon homes in the areas of greatest need, this activity will serve to stabilize the neighborhood. It is not primarily intended that this program will be used to address income-qualified households below 50% AMI, however there may be a small percentage of households assisted who do fall within this category.

**Location Description:**

Zip codes 89011, 89014 89015

City of Henderson's NSP Website:

[http://www.cityofhenderson.com/neighborhood\\_services/docs/NSP%20Substantial%20Amendment.pdf](http://www.cityofhenderson.com/neighborhood_services/docs/NSP%20Substantial%20Amendment.pdf)**Activity Progress Narrative:**

This activity is complete.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/3

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	1/1	3/3	66.67
# Owner Households	0	0	0	1/0	1/1	3/3	66.67

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



<b>Grantee Activity Number:</b>	<b>NV-0004-HE3</b>
<b>Activity Title:</b>	<b>Purchase and Rehabilitation as Rental Property</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

NV-0004-HE

**Project Title:**

CITY OF HENDERSON

**Projected Start Date:**

03/11/2009

**Projected End Date:**

12/31/2011

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

CITY OF HENDERSON

**Program Income Account:**

HENDERSON PROGRAM INCOME

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2014</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$365,916.21
<b>Total Budget</b>	\$0.00	\$365,916.21
<b>Total Obligated</b>	\$0.00	\$365,916.21
<b>Total Funds Drawdown</b>	\$0.00	\$275,608.12
<b>Program Funds Drawdown</b>	\$0.00	\$240,397.12
<b>Program Income Drawdown</b>	\$0.00	\$35,211.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$275,608.12
CITY OF HENDERSON	\$0.00	\$275,608.12
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

This activity will allow the City of Henderson to provide funding to qualified community based nonprofits to purchase and rehabilitate homes that have been abandoned or foreclosed upon. These houses will then be owned & operated by the nonprofit and rented to households whose incomes do not exceed 50 percent of the Area Median income (AMI) thereby stabilizing the neighborhood. Not less than 25% of the NSP funding available to the City will be allocated to this activity. The community based nonprofit will be selected as a result of an RFQ or RFP process. Homes acquired must be located within the areas of greatest need as identified in Section A of Henderson's Amendment. This activity will, thereby stabilize a neighborhood in one of the areas of greatest need identified in Section A of Henderson's Amendment. The nonprofit will maintain the home as a rental unit restricting tenants to households that have incomes which do not exceed 50% of area median income (AMI). It is intended that this will be the primary NSP activity benefiting households below 50% of AMI.

**Location Description:**

Zip codes 89011, 89014 89015

.City of Henderson's NSP Website:

[http://www.cityofhenderson.com/neighborhood\\_services/docs/NSP%20Substantial%20Amendment.pdf](http://www.cityofhenderson.com/neighborhood_services/docs/NSP%20Substantial%20Amendment.pdf)**Activity Progress Narrative:**

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/3
# ELI Households (0-30% AMI)	0	1/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/3
# of Singlefamily Units	0	3/3

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	3/3	0/0	3/3	100.00
# Renter Households	0	0	0	3/3	0/0	3/3	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

**Project # / Title:** NV-0005-WA / WASHOE COUNTY COUNTIES

<b>Grantee Activity Number:</b>	<b>NV-0005-WA4</b>
<b>Activity Title:</b>	<b>Down Payment Assistance</b>

### Activity Category:

Homeownership Assistance to low- and moderate-income

### Project Number:

NV-0005-WA

### Projected Start Date:

03/11/2009

### Benefit Type:

Direct Benefit (Households)

### National Objective:

NSP Only - LMMI

### Activity Status:

Completed

### Project Title:

WASHOE COUNTY COUNTIES

### Projected End Date:

12/31/2011

### Completed Activity Actual End Date:

### Responsible Organization:

CITY OF RENO2



Overall	Oct 1 thru Dec 31, 2014	To Date
Total Projected Budget from All Sources	N/A	\$154,404.37
Total Budget	\$0.00	\$154,404.37
Total Obligated	\$0.00	\$154,404.37
Total Funds Drawdown	\$0.00	\$154,404.37
Program Funds Drawdown	\$0.00	\$40,393.37
Program Income Drawdown	\$0.00	\$114,011.00
Program Income Received	\$12,955.79	\$110,106.79
Total Funds Expended	\$0.00	\$154,404.37
Match Contributed	\$0.00	\$0.00

### Activity Description:

This program will assist qualified households (those with incomes between 60 and 120% of AMI and able to secure a standard mortgage) to purchase homes currently owned by banks as the result of foreclosure through the provision of soft second loans. The neighborhoods identified above are areas significantly impacted by the incidence of foreclosure estimated at 15 to 45 percent of the homes in these areas currently owned by banks. Properties to be acquired will be those already identified by jurisdiction staff as foreclosed and vacant within the determined areas of need. Home values in these neighborhoods typically range from \$110,000 to \$215,000. This program is not intended to assist households at or below 50 percent of AMI as sustainable homeownership is difficult to achieve due to limited income available for housing costs and typical housing prices.

### Location Description:

This program will target three neighborhoods within the Reno MSA. These areas are: vii) Stead, between Interstate 395 and Lear Boulevard extending from Stead Boulevard east for 5,000 feet viii) Sun Valley in unincorporated Washoe County ix) Sparks' urban core bounded by Sparks Boulevard to the East, Queens Way to the North, and the City of Sparks boundaries on the West and South

### Activity Progress Narrative:

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	9/9
# of Singlefamily Units	0	9/9

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	7/3	9/9	77.78
# Owner Households	0	0	0	0/0	7/3	9/9	77.78

### Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

#### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

### Project # / Title: NV-0006-NY / NYE COUNTY PROJECTS

**Grantee Activity Number:** NV-0006-NY1

**Activity Title:** Homeownership Assistance

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

NV-0006-NY

**Projected Start Date:**

03/31/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

**Program Income Account:**

RNDC- PROGRAM INCOME

**Activity Status:**

Under Way

**Project Title:**

NYE COUNTY PROJECTS

**Projected End Date:**

03/13/2014

**Completed Activity Actual End Date:**

**Responsible Organization:**

RURAL NEVADA DEVELOPMENT CORPORATION

#### Overall

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2014**

**To Date**

**Total Budget**

N/A

\$958,770.29

**Total Obligated**

\$0.00

\$958,770.29

**Total Funds Drawdown**

\$11,434.98

\$958,770.29

**Program Funds Drawdown**

\$22,994.00

\$879,627.91

**Program Income Drawdown**

\$0.00

\$802,855.51

**Program Income Received**

\$22,994.00

\$76,772.40

**Total Funds Expended**

\$0.00

\$157,450.79

RURAL NEVADA DEVELOPMENT CORPORATION

\$22,994.00

\$879,627.91

**Match Contributed**

\$0.00

\$0.00

#### Activity Description:

The subrecipient will administer a homebuyer assistance program for qualified buyers. In addition the sub-recipient will identify and acquire foreclosed and/or abandoned properties within our service territory and resale them to qualified buyers. Rehabilitation and energy conservation measures will be performed as needed. The sub-recipient will also refer them to a HUD approved 8 hour homebuyer counseling program.



### Location Description:

This program will serve neighborhoods within the Town of Pahrump Nevada in Nye County. More, specifically the funds will target neighborhoods west of Highway 160 which are centered north and south of Highway 372. This area has the highest concentration of foreclosures.

### Activity Progress Narrative:

Rural Nevada Development Corporation assisted one disabled family in achieving homeownership this quarter. RNDC continues to diligently find eligible NSP homes, however, they will probably end the program in the near future.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	18/15
# of Singlefamily Units	1	18/15

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	1	4/3	6/4	18/15	55.56
# Owner Households	0	0	1	4/3	6/4	18/15	55.56

### Activity Locations

Address	City	County	State	Zip	Status / Accept
3131 E. Pauite Blvd	Pahrump		Nevada	89048	Not Validated / N

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

**Project # / Title:** NV-0007-LY / LYON COUNTY

**Grantee Activity Number:** NV-0007-LY1  
**Activity Title:** Homeowner Assistance

**Activity Category:** Homeownership Assistance to low- and moderate-income  
**Activity Status:** Completed  
**Project Number:**  
**Project Title:**



NV-0007-LY

**Projected Start Date:**

03/11/2009

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LMMI

LYON COUNTY

**Projected End Date:**

06/30/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

LYON COUNTY

**Overall**

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2014**

N/A

**To Date**

\$1,082,673.38

**Total Budget**

\$0.00

\$1,082,673.38

**Total Obligated**

\$0.00

\$1,082,672.38

**Total Funds Drawdown**

\$0.00

\$1,082,672.38

**Program Funds Drawdown**

\$0.00

\$1,059,423.84

**Program Income Drawdown**

\$0.00

\$23,248.54

**Program Income Received**

\$14,999.00

\$167,347.11

**Total Funds Expended**

\$0.00

\$1,082,672.38

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

This program will assist qualified households to purchase homes currently owned by banks as the result of foreclosure through the provision of soft second loans. The neighborhoods identified are areas significantly impacted by the incidence of foreclosures.

**Location Description:**

This program will target neighborhoods within the Lyon County, with the zip codes of 89403 and 89408 up to and including the City of Fernley and the Dayton area. Funding will be allocated by zip code areas on a percentage of bank owned homes.

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	52/40



# of Singlefamily Units

0

52/40

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	18/15	21/15	52/40	75.00
# Owner Households	0	0	0	18/15	21/15	52/40	75.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

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